INDEX LEGEND	
LOCATION:	SW1/4 OF SECTION 12, T87N, R4W,
REQUESTOR:	NATHAN FREEZE
PROPRIETOR:	NATHAN J. FREEZE
SURVEYOR:	BILL BURGER
SURVEYOR COMPANY:	WM. BURGER LANDSURVEYOR
RETURN TO:	BILL BURGER, 510 3RD STREET WEST COURT, WORTHINGTON, IA 52078 (563) 855-2028

FILED
Delaware Co. Assessor
MAY 17 2017

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Delaware Co. Auditor
MAY 17 2017

Book 2017 Page 1382

Document 2017 1382 Type 06 002 Pages 2
Date 5/17/2017 Time 2:50:24PM
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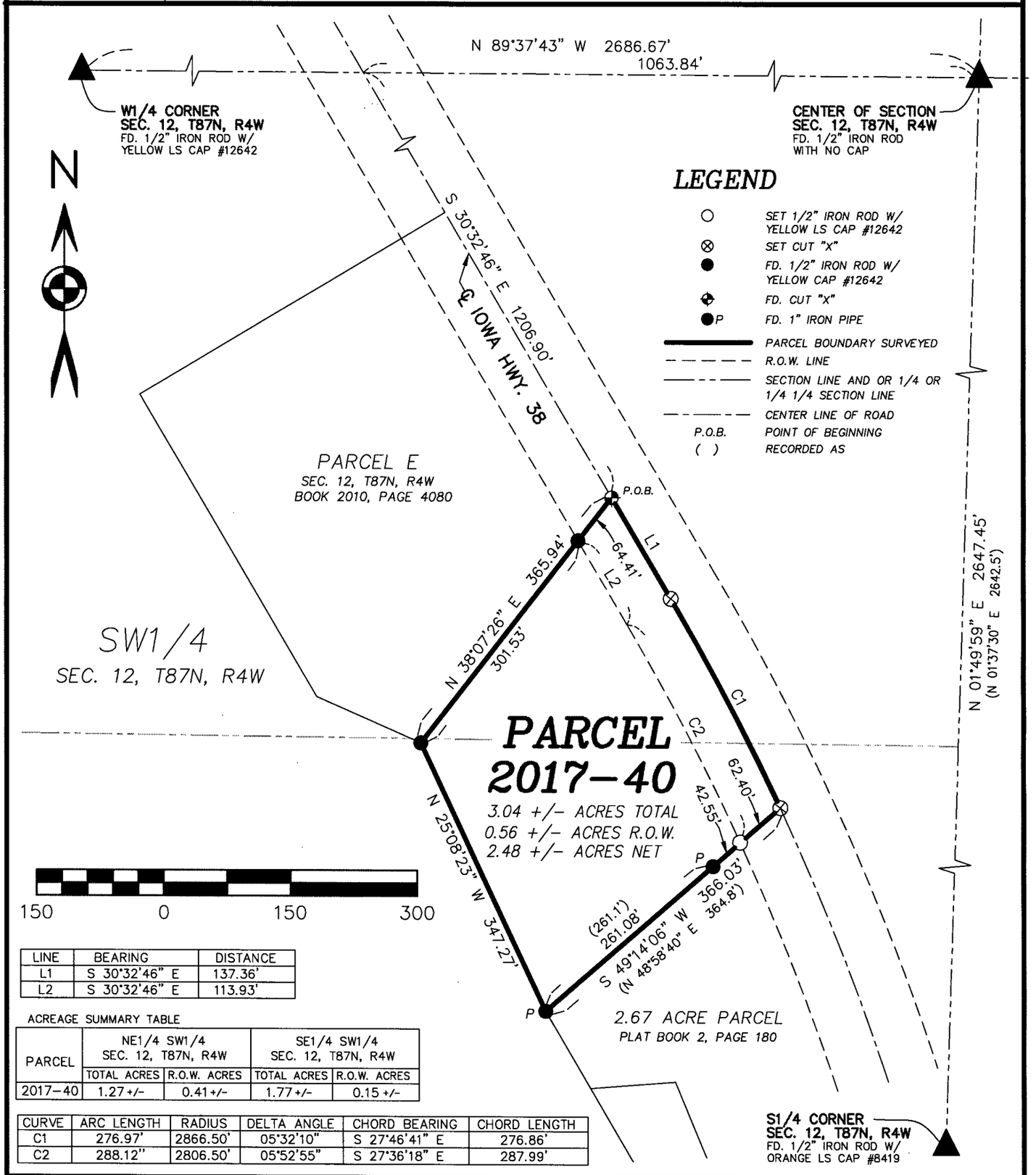
Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

PREPARED BY BILL BURGER 510 3RD STREET WEST COURT, WORTHINGTON, IOWA 52078 (563) 855 2028

PLAT OF SURVEY

PARCEL 2017-40

PART OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION TWELVE (12), TOWNSHIP EIGHTY-SEVEN NORTH (T87N), RANGE FOUR WEST (R4W) OF THE FIFTH PRINCIPAL MERIDIAN, DELAWARE COUNTY, IOWA



LINE	BEARING	DISTANCE
L1	S 30°32'46" E	137.36'
L2	S 30°32'46" E	113.93'

ACREAGE SUMMARY TABLE

PARCEL	NE1/4 SW1/4 SEC. 12, T87N, R4W		SE1/4 SW1/4 SEC. 12, T87N, R4W	
	TOTAL ACRES	R.O.W. ACRES	TOTAL ACRES	R.O.W. ACRES
2017-40	1.27 +/-	0.41 +/-	1.77 +/-	0.15 +/-

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	276.97'	2866.50'	05°32'10"	S 27°46'41" E	276.86'
C2	288.12''	2806.50'	05°52'55"	S 27°36'18" E	287.99'

LICENSED LAND SURVEYOR
WILLIAM H. BURGER
12642
IOWA

NO. OF SHEETS COVERED BY THIS SEAL: 1

DATE OF SURVEY: 5/9/2017

SHEET 1 OF 2

PROPRIETORS: NATHAN J. FREEZE

SCALE: 1" = 150'

I HEREBY CERTIFY THAT THIS LANDSURVEYING DOCUMENT WAS PREPARED AND RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. MY LICENSE RENEWAL DATE IS DECEMBER 31, 2018

William H. Burger 5/12/17

WILLIAM H. BURGER #12642 DATE

Wm. Burger
LandSurveyor
510 3rd Street West Court
Worthington, Iowa 52078

LEGAL DESCRIPTION

PARCEL 2017- 40 – part of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa; containing a total of 3.04 acres more or less, including 0.56 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record** and more particularly described by metes and bounds as follows:

COMMENCING at the Center of Section Twelve (12), Township Eighty-seven North (T87N) Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa;

Thence North 89°-37'-43" West 1063.84 feet along the North line of the Southwest Quarter (SW1/4) of said Section Twelve (12) to the centerline of Iowa Highway 38;

Thence South 30°-32'-46" East 1206.90 feet along said centerline to the **POINT OF BEGINNING**, said corner also being the Southeasterly corner of Parcel E as recorded in the Office of the Delaware County Recorder in Book 2010, Page 4080;

Thence South 30°-32'-46" East 137.36 feet along said centerline;

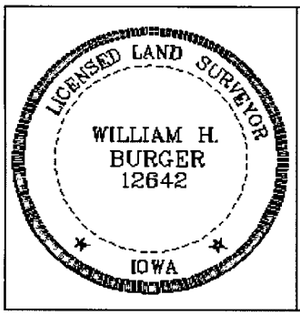
Thence along said centerline and along a circular curve concave Southwesterly for an arc length of 276.97 feet, said circular curve having a central angle of 05°-32'-10", a radius of 2866.50 feet, a chord bearing of South 27°-46'-41" East and a chord length of 276.86 feet to the Northeasterly corner of a 2.67 acre Parcel recorded in the Office of the Delaware County Recorder in Plat Book 2, Page 180;

Thence South 49°-14'-06" West 366.03 feet along the North line and to the Northwest corner of said 2.67 acre Parcel;

Thence North 25°-08'-23" West 347.27 feet to the Southwesterly corner of said Parcel E;

Thence North 38°-07'-26" East 365.94 feet along the Southerly line of said Parcel E to the **POINT OF BEGINNING,** containing a total of 3.04 acres more or less, including 0.56 acres more or less of public road right of way, **subject to easements, reservations, restrictions, and rights of way of record and not of record**;

The North line of the Southwest Quarter (SW1/4) of Section Twelve (12), Township Eighty-seven North (T87N), Range Four West (R4W) of the Fifth Principal Meridian, Delaware County, Iowa is assumed to bear North 89°-37'-43" West.



SURVEYORS CERTIFICATE

I hereby certify that this land survey document was prepared and related survey work was performed by me or under my direct personal supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Iowa;

My license renewal date is December 31, 2018

William H Burger 5/12/17

William H. Burger Date Reg. No. 12642

Sheet No. 2 covered by this seal